Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

22A Unsworth Road, Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,282,500	Pro	perty Type	House		Suburb	Ringwood North
Period - From	01/04/2023	to	30/06/2023		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		Date of care
1	2 Park Hill Dr RINGWOOD NORTH 3134	\$1,015,000	10/07/2023
2	69 Melview Dr RINGWOOD NORTH 3134	\$1,000,000	26/08/2023
3	29 Melview Dr RINGWOOD NORTH 3134	\$1,000,000	23/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/09/2023 11:59



Date of sale

McGrath

Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2023: \$1,282,500

Agent Comments

Agent Comments





Property Type: House (Res) Land Size: 907 sqm approx **Agent Comments**

Comparable Properties



2 Park Hill Dr RINGWOOD NORTH 3134 (REI)

Price: \$1,015,000

Method: Sold Before Auction

Date: 10/07/2023

Property Type: House (Res) Land Size: 643 sqm approx

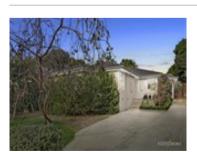


69 Melview Dr RINGWOOD NORTH 3134 (REI) Agent Comments

Price: \$1,000,000 Method: Auction Sale Date: 26/08/2023

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Property Type: House (Res) Land Size: 972 sqm approx



29 Melview Dr RINGWOOD NORTH 3134 (REI)

Price: \$1,000,000 Method: Private Sale Date: 23/08/2023 Property Type: House Land Size: 672 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



